

3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk

















5 Yoreham Close, Lower Earley, Reading, Berkshire. RG6 3TB.

£2,500 pcm

Offered unfurnished and available immediately being positioned in a sought-after cul-de-sac is this well-presented, double-story extended detached family home. The property is ideally situated for convenient access to local business parks, bus routes, and the Maiden Lane Centre, which boasts a range of amenities, including shops, restaurants, a pub, a café, and a Sainsbury's Local. It also falls within the catchment for top Reading Grammar Schools, Reading University, and excellent primary and secondary schools. The expansive ground floor features a welcoming entrance hall, a refitted downstairs WC, and a spacious living room. The large kitchen/breakfast room with appliances, complete with a central island, opens into a conservatory spanning the back of the house, seamlessly connecting the kitchen and living areas. Additional ground floor highlights include a separate utility room and an extra reception room—perfect as a study or playroom—created as part of the extension. Upstairs, there are four well-proportioned bedrooms, three of which are doubles. The master bedroom benefits from a walk-in wardrobe/study room and a refitted en-suite shower room. The luxurious four-piece family bathroom has also been recently refitted. Externally, the property offers a large paved driveway providing ample parking, a double garage with integral access via the utility room, and a pleasant private rear garden—ideal for family living and entertaining. This home perfectly combines modern family living with a prime location, making it a must-see property.

- · Well Presented Four Bedroom Detached House
- Living room and a study/playroom
- · Spacious modern kitchen / breakfast room with appliances plus utility
- · Refitted four piece family bathroom
- · Large conservatory
- Master bedroom with dressing room and ensuite shower room
- · Double garage with ample driveway parking
- · Pleasant rear garden
- Downstairs WC
- · Offered unfurnished and available now









Yoreham Close, Lower Earley, Reading, RG6

Approximate Area = 1912 sq ft / 177.6 sq m Garage = 271 sq ft / 25.2 sq m Total = 2183 sq ft / 202.8 sq m For identification only - Not to scale

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ar GRP Ltd (Arins Property Services). REF: 1238291

Property Description

Ground Floor

Entrance Hall

WC

Living Room

5.05m x 3.58m (16' 7" x 11' 9")

Kitchen/Breakfast Room

5.82m x 4.50m (19' 1" x 14' 9")

Conservatory

8.41m x 4.70m (27' 7" x 15' 5")

Utility Room

4.90m x 1.93m (16' 1" x 6' 4")

Study/Playroom

5.18m x 2.29m (17' 0" x 7' 6")

First Floor

Landing

Bedroom One

3.96m x 3.00m (13' 0" x 9' 10")

Dressing Room

Ensuite

Bedroom Two

4.09m x 2.77m (13' 5" x 9' 1")

Bedroom Three

3.28m x 3.00m (10' 9" x 9' 10")

Bedroom Four

2.74m x 2.03m (9' 0" x 6' 8")

Bathroom

Outside

Ample Driveway Parking

Double Garage

5.23m x 4.83m (17' 2" x 15' 10")

Rear Garden

Council Tax Band

Ε

